

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 1, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 1, 2011 in the State Office Building.

Members Present: Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman
Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice-Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF August 25, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 25, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 11-178 **Transaction/Contract Type:** RE / Agency Relocation
Origin/Client: DPW/DOC
Property: Rowland Government Center (“RGC”), Waterbury, CT

Project Purpose: Relocation of the State Board of Pardons and Paroles to the RGC.

Item Purpose: Approval pursuant to CGS 4b-29 for the relocation of the State Board of Pardons and Paroles to the Rowland Government Center located at 55 West Main Street Waterbury.

Ms. Goodhouse recommended that the Board give their approval to a Memorandum of Understanding (MOU) between the Department of Administrative Services and the Board of Pardons and Paroles, formalizing its use of 18,068 sq. ft. of office space and 13 parking spaces at the Rowland Government Center. Under the MOU, no rent will be charged; however the Board of Pardons will pay for any services rendered above normal building and operating and maintenance expenses. SPRB approval is required under C.G.S. Section 4b-29.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-176 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-837 **Origin/Client:** DPW/DOE

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Contract: BI-RT-837-ARC, Contract Amendment #3
Consultant: Antinozzi Associates, P.C.
Property: Eli Whitney Connecticut Technical High School, Hamden CT

Project Purpose: Additions and Renovations to Eli Whitney Connecticut Technical High School
Item Purpose: A/E Contract Amendment #3 to compensate the consultant for identified issues/changes with the overall project scope, additional permit requirements, PCB abatement plan, asbestos investigations, file updates for the project and conversion of the project to a CMR Delivery Method.

Mr. Dillon said that the additions and renovations concern work on the interior and exterior of 135,968 GSF of existing building facilities, and the new construction of 91,290 GSF at Eli Whitney RTHS in Hamden. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots.

In April 2009, the original project design-bid-build construction documents were completed by Antinozzi Associates (“AA”) and accepted by DPW. The project was never put out to bid and DPW subsequently notified the Architect that the project was to be put on hold. In early 2011, a restart of the project was approved by OPM and DPW. Although, since that time DPW now known as DCS has identified issues/changes with the overall project scope, changes to the Life Safety Code, additional permit requirements, the need for a PCB abatement plan and overall file conversion/updates for the previously approved documents. Furthermore, DCS has also implemented procedural changes on projects of this size and complexity by implementing a Construction Manager at Risk delivery method versus the traditional Design-Bid-Build method.

Contact Amendment #3 will modify the contract to allow the architect to provide additional design services under a revised and larger programmatic scope in addition to the new project delivery system: a Construction Manager at Risk. The revised scope will also include the development and implementation of a PCB abatement plan, additional permit requirements and all the required coordination for the implementation of a CMR project.

Mr. Dillon recommended that the Board approve this contract amendment for Antinozzi Associates. The base fee as a percentage of Construction Budget is 6.86% whereas the maximum guideline rate for this Group B construction project is a blended rate of 9.75% based on the construction budget provided by the Department of Construction Services.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11- 176 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-176. The motion passed unanimously.

PRB FILE #11- 178 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-178. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary